

# *Board of County Commissioners*

## **Development Review**

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## **July 22, 2002 DRC Meeting**

Meeting convened at 2:10 PM.

Present: Robbie Rogers-Division Director and Chairperson, Richard Helms-Development Coordinator, Tom Mountain-Coastal Engineering, Marie Keeum-911 Coordinator, Bob Carver-Building Official and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of July 15, 2002. Ms. Keenum seconded the motion and the motion carried.

### **Old Business-**

*None*

### **New Business-**

#### ***Bushnell Commerce Park***

#### ***Medium Development***

#### ***Conceptual Site Plan***

It was noted that Mr. Mountain/Coastal Engineering is associated with Bushnell Commerce Park and did refrain from the discussions and votes.

Dave Moffitt, MC of Florida, Inc., was present and proposing to subdivide the subject property into 11 lots with one lot being the master drainage retention pond for the entire subdivision. The applicant was reminded of the project fees due and to submit a copy of the restrictions on the project. Attorney Neal will be asked to give verification on the restrictions of the final plat. Street names were discussed.

Mr. Helms moved to approve the request. Mr. Carver seconded the motion and the motion carried.

The DRC minutes will go to the BOCC for approval.

#### ***Bushnell Commerce Park***

#### ***Medium Development***

#### ***Engineering Site Plan***

Dave Moffitt, MC of Florida, Inc., was present and proposing to subdivide the subject property into 11 lots with one lot being the master drainage retention pond for the entire subdivision. It was decided that some of the comments received from Hartman and Associates were not relevant. Soils, wetlands and traffic speeds were discussed. Mr. Springstead was unable to attend the meeting. SWFWMD permits were received April 1.

Most comments from Coastal Engineering have already been addressed. The Committee discussed delaying the approvals in order to give Springstead Engineering a chance to review the comments received from Hartman and Associates. The Committee also discussed the injustice to them and the applicant for not having a chance to review Hartman's comments due to only receiving them minutes before the meeting. The Committee discussed allowing the applicant to get building permits subject to receiving final approvals. A certificate of occupancy will not be issued until the engineering has been approved and the final plat is signed. The Committee discussed issuing conditional approvals due to the unique situation. Mr. Springstead was requested to attend the next meeting on August 5 to address the comments received from Hartman and Associates. Any building permits issued will be at no liability to the County.

Mr. Carver moved to recommend conditional approval of the request, due to the untimely presentation of the comments received from Hartman and Associates. Mr. Helms seconded the motion and the motion carried.

It was noted the Committee was uncomfortable with the approval, but understood the need to proceed.

### ***Sonny's Bar-B-Q***

#### ***Major Development***

##### ***Engineering Site Plan Review***

Steve Paramore, property owner, and Dave Moffitt, MC of Florida, Inc., were present and proposing to construct a 5316 square foot building to be used as a Sonny's BBQ. Mr. Helms' comments have already been addressed. Hartman's comments should have been brought up at the preliminary stage as opposed to now. Engineering fees are due.

Mr. Helms moved to conditionally approve the request, due to the untimely presentation of the comments received from Hartman and Associates, and subject to final plat approval. Mr. Carver seconded the motion and the motion carried.

The applicants were reminded all building permits would be issued at no liability to the County and all actions would be taken at the applicant's own risk.

### ***Microtel Inn and Suites of Bushnell***

#### ***Major Development***

##### ***Engineering Site Plan Review***

Dave Moffitt, MC of Florida, Inc., was present and proposing to construct a 3-story hotel with 28,878 square feet of building area to contain 71 rooms. Access points to the project were discussed. Engineering fees are due.

Mr. Helms moved to conditionally approve the request, due to the untimely presentation of the comments received from Hartman and Associates, and subject to final plat approval. Mr. Carver seconded the motion and the motion carried.

### ***Tri-County Villages: Cottages at Summerchase***

#### ***Major Development***

##### ***Engineering Review***

Ed Abshier, Grant and Dzuro, and Eric Warren, Warren, Miller, Sellen, Connor and Walsh, were present and proposing to subdivide the subject property into 121 lots. A meets and bounds legal description for the project was discussed.

Mr. Helms and Mrs. Rogers have looked into parking needs. The engineers that reviewed the project were discussed. Additional signage, sanitary sewer, drainage and utility easements, ROW widths and depths, utility locations, setbacks, storm sewer plans, storm pipe calculations and required design speeds were all discussed. The reviewing engineer recommended a revised submittal.

Ms. Keenum moved to approve the request, subject to further review by the engineer of a revised submittal. Mr. Carver seconded the motion and the motion carried.

***The Oaks Campground-Phase III (RVPUD)***

***Major Development***

***Engineering Site Plan Review***

There was no one in attendance to represent this project proposal. There were several comments from the engineer.

Mr. Helms moved to table the project proposal until August 5, 2002, with the request of a spokesperson from Springstead Engineering to be present. Mr. Carver seconded the motion and the motion carried.

**Public Forum-**

*None*

Mr. Mountain reiterated, for the record, that Coastal Engineering had recused and abstained from all voting.

The next DRC meeting is scheduled for August 5, 2002.

Mr. Helms moved to adjourn. Mr. Mountain seconded the motion and the motion carried.

Meeting adjourned at 2:50 PM.